

MuckRock News
DEPT MR 70647
411A Highland Ave
Somerville, MA 02144-2516
70647-58182997@requests.muckrock.com

Check Enclosed for \$50.00

Weston Town Clerk
PRL Office
11 Town House Road
Weston, MA 02493

RECEIVED
TOWN CLERK
WESTON, MA
2019 APR 19 PM 1:34

April 16, 2019

This is a follow up to a previous request:

To Whom It May Concern:

Please find enclosed a check for \$50.00 to satisfy the fee associated with the attached public records request.

Thank you.

Filed via MuckRock.com
E-mail (Preferred): 70647-58182997@requests.muckrock.com

For mailed responses, please address (see note):

MuckRock News
DEPT MR 70647
411A Highland Ave
Somerville, MA 02144-2516

PLEASE NOTE: This request is not filed by a MuckRock staff member, but is being sent through MuckRock by the above in order to better track, share, and manage public records requests. Also note that improperly addressed (i.e., with the requester's name rather than "MuckRock News" and the department number) requests might be returned as undeliverable.

On April 8, 2019:

The Town has reviewed your request, and based upon its initial review, anticipates that it has records responsive to your request. Responsive records subject to mandatory disclosure under the Public Records Law will be provided upon payment of any applicable fees.(see below) Where permitted by law, however, such records or material contained therein may be withheld or redacted under any of the exemptions to the Public Records Law, other applicable provisions of law/or common law privileges, such as attorney-client privilege.

MuckRock News
DEPT MR 70647
411A Highland Ave
Somerville, MA 02144-2516
70647-58182997@requests.muckrock.com

Danforth Kelly

Filed via MuckRock.com
E-mail (Preferred): 70647-58182997@requests.muckrock.com

For mailed responses, please address (see note):

MuckRock News
DEPT MR 70647
411A Highland Ave
Somerville, MA 02144-2516

PLEASE NOTE: This request is not filed by a MuckRock staff member, but is being sent through MuckRock by the above in order to better track, share, and manage public records requests. Also note that improperly addressed (i.e., with the requester's name rather than "MuckRock News" and the department number) requests might be returned as undeliverable.



Middlebrook Foundation
441A Highland Ave
Salem, MA 02145

PAID TO THE
ORDER OF Western Town Cure

\$ 50.00

Fifty and 00/100

DOLLARS



Ally Bank

FOR MR 70644

⑆011000138⑆ 0046652836821⑆ 2217

2217
5-18/10

Gaumont, Leon

From: Kristen Lamoreau <kristenlamoreau@gmail.com>
Sent: Monday, September 24, 2018 8:09 AM
To: Rebekah; Carolyn O'Connor Halloran
Cc: Jonathan Schwartz; Mark Romanowicz; Aiu, Imaikalani; Fleming, Kara; Mark Romanowicz; Isabella Jancourtz; Alan T Orth; Andrew Huml; Cheri Mahan; Dave; J Berk; Jen Kickham; Jeri Ikeda; Joan Meyer; Kara Fleming; Kim Highfield; Laura Hake; LeighAnn Huml; Mia Ferreau; Nazda Alam; Tom Chalmers (tomchalmers@gmail.com); brian kickham; brian.kickham@gmail.com; David Fleming; david.fleming@usmcm.net; johnd.fleming@gmail.com; joe tavares; joe.tavares@usmcm.net; Lorna Macleod; lorna.macleod@gmail.com; Nancy orth; Sophie TAVARES; t.sophie@gmail.com; melanie.gallagher@gmail.com; Susan Casler
Subject: Re: Brainstorming

Hello all, we are looking forward to seeing you tomorrow night at our house, 14 Warren Pl. in Weston at 7 o'clock to discuss the proposed 40B at 751 Boston Post Rd. We will have snacks and drinks, and if you'd like to bring your kids, they can play in the basement with mine. If you cannot attend but would like to have your views considered, please feel free to reply here or to Mark Romanowicz directly.

Best, Kristen

6178525670

PS, just a reminder to tandem park in our driveway. If that is full, you may also park at Ogilvies or 16 Warren Pl.

On Sat, Sep 15, 2018 at 9:23 AM Kristen <kristenlamoreau@gmail.com> wrote:

Thanks Rebekah!

Hi again all.

Mark, you are thinking big about this development. I think a lot of people would like to see it scaled back. But even if it ends up being half the size your team originally wants, these units could actually house what would amount to 5% of our town's population .

What if there was a way this development could give back to the town ? I can think of a few ways we could benefit from their presence:

1. A family friendly fitness center with affordable rates for Weston residents . This would actually *reduce * traffic because a lot of us do not belong to a golf club in town and thus do a second commute after work to get to Bsc, lifetime, Longfellow etc. I'm thinking open gym, cardio, pool, tennis court. All things that residents of these units would find attractive and help the developer to market them as well.
2. After school program and space for families of this development. Ccw(our towns current after school program) is too small and will not be able to accommodate all these families. We should think ahead for those who are attracted to our schools.
3. Rail trail comfort station. I'm thinking public bathrooms as well as water fountain, trash cans, and bike pump where the development abuts the rail trail.
4. Public parking spots for the tail trail. This has been a sore spot for our neighborhood. If there are, say, 10-20 well- publicized, public spots near the possible comfort station, this would make it so our neighborhood does not need to have as much through traffic.

5. Well lit bike trails into the development. My kids will have friends there and I would like for it to be safe when they walk or bike over to visit them.

I look forward to hearing more of your suggestions on the 25th.

Kristen

Sent from my iPhone

On Sep 15, 2018, at 7:43 AM, Rebekah Lord Gardiner <rlordg16@gmail.com> wrote:

People can park in our driveway as well. 16 Warren Place-yellow house with 3 car garage.

Rebekah

Maudsleigh Editions
www.rebekahlordgardiner.com

On Sep 14, 2018, at 08:10, Kristen <kristenlamoreau@gmail.com> wrote:

Hello all,

Thanks to those of you who were able to attend the selectmen meeting this week. Please join Mark Romanowicz (developer) as well as Selectman Harvey Boshart and members of the planning board to discuss your concerns about the proposed 40b at 751 Boston post road at our house, 14 Warren place, on Tuesday 9/25 at 7:00.

Please feel free to tandem park in our driveway; we can accomodate at least eight or ten cars. For overflow, I don't think Ogilvies would mind if we use their lot. Just please try not to park on our neighbors lawns or block the driveways or street (as you know, it's pretty narrow!).

We look forward to seeing you then! Please forward this to whomever you think would be interested.

Best,

Kristen Lamoreau
14 Warren place
617-852-5670

Sent from my iPhone

On Sep 14, 2018, at 7:37 AM, Mark Romanowicz
<mark.romanowicz@gmail.com> wrote:

Great!

Kristen, please let me know if I can bring some light refreshments like cookies and / or water – soda – juice. And if some folding chairs would be useful. I can come early and assist as well.

Best regards, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Aiu, Imaikalani [<mailto:aiu.i@westonmass.org>]
Sent: Thursday, September 13, 2018 10:31 PM
To: mark.romanowicz@gmail.com; 'Kristen'; Fleming, Kara
Subject: RE: Important: Meeting Regarding Proposed 40B on 9/12/18

Hi Mark and Kristen

We have confirmation that Tuesday 9/25 at 7:00 will work for everyone. Al Aydelott and Tony Flynn of the PB and Harvey Boshart of the Selectmen will be there. Meeting is to be at your (Kristen's) house correct?

Much appreciated.

Sincerely,

Imaikalani P. Aiu
Town Planner
Town of Weston
781-786-5065

Like us on [Facebook](#)

From: Mark Romanowicz
[\[mailto:mark.romanowicz@gmail.com\]](mailto:mark.romanowicz@gmail.com)
Sent: Thursday, September 13, 2018 3:08 PM
To: 'Kristen'; Aiu, Imaikalani; Fleming, Kara
Subject: RE: Important: Meeting Regarding Proposed 40B on 9/12/18

Good for me too.

Appreciate your efforts!

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Kristen [<mailto:kristenlamoreau@gmail.com>]
Sent: Thursday, September 13, 2018 3:05 PM
To: Aiu, Imaikalani; fleming.k@westonmass.org

Cc: mark.romanowicz@gmail.com

Subject: Re: Important: Meeting Regarding Proposed 40B on 9/12/18

Let's do Tuesday at 7. Ok?

Sent from my iPhone

On Sep 13, 2018, at 3:02 PM, Aiu, Imaikalani
<aiu.i@westonmass.org> wrote:

Those times work for me.

Sincerely,

Imaikalani P. Aiu
Town Planner
Town of Weston
781-786-5065

Like us on [Facebook](#)

From: Kristen
[<mailto:kristenlamoreau@gmail.com>]
Sent: Thursday, September 13, 2018 2:57 PM
To: mark.romanowicz@gmail.com
Cc: Aiu, Imaikalani
Subject: Re: Important: Meeting Regarding
Proposed 40B on 9/12/18

Hi! How about a Monday or Tuesday night, say
the 24th or 25th? 6:30 or 7?

Sent from my iPhone

On Sep 13, 2018, at 1:30 PM, Mark Romanowicz
<mark.romanowicz@gmail.com> wrote:

Hello Kristen, first and foremost I
wanted to thank you for all your
help in this notification effort.

Do you want to consider the end of
next week either the 20th or 21st for
the Warren Ave neighborhood
gathering? I have copied in Imai
since he will be coordinating one or
two of the town officials to join us.

If those dates don't work should we
consider a Saturday mid to late

morning meeting? Please don't
hesitate to weigh-in on Saturday the
option.

Thank you , Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Kristen Lamoreau
[<mailto:kristenlamoreau@gmail.com>]
Sent: Monday, September 10, 2018
4:12 PM
To: Laura
Hake; kevin@ogilviehardware.com;
Alan T Orth; Andrew
Huml; courtney@hotmail.com; danwhitmore@verizon.net;
Dave; dangerlad@gmail.com; Kara
Fleming; isabellajancourtz@yahoo.com; Jen
Kickham; jkgilchrist@comcast.net;
Jeri Ikeda; J
Berk; jkm@indecon.com; josephtavares@hotmail.com; jonathan.director@gmail.com; Kim Highfield;
LeighAnn
Huml; lornamacleod@comcast.net;
Mia
Ferreau; mgreeneye@aol.com; nancy.orth@parexel.com; Nazda Alam;
Rebekah; sophie.tavares57@gmail.com;
ychiang@mit.edu; t4adele@gmail.com; Cheri
Mahan; mark.romanowicz@gmail.com; brian kickham
Subject: Important: Meeting
Regarding Proposed 40B on
9/12/18

Hello friends/neighbors,

I just learned that a developer has
purchased 751 Boston Post Road
("Woodleigh Farms"), and is
proposing to build a multifamily
development on the parcel. This

land abuts the end of Gun Club Lane, and so would surely affect our neighborhood. The first public meeting on the project will be at the Board of Selectmen's meeting **THIS WEDNESDAY 9/12/18 at 7:00 PM**. I understand the developer is planning smaller neighborhood meetings, and although dates have not been selected for this yet, I have offered to host one. I am told that our best opportunity for input into the project will be at these neighborhood meetings.

The town website has information on MA Chapter 40B, which states that the developer can exceed the allowed density and zoning when providing a certain amount of affordable units. <https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF> . 40B projects are generally hard to deny as they can appeal to the State for approval. In this case, the developer is looking for the town to be a co-applicant so the town has more influence with this application than others. The town's goal has been to produce 246 units of qualifying housing to prevent hostile 40B projects - those where the developer isn't interested in working with the town. I believe this development is projected to have more than a hundred of those units.

Please feel free to contact our Town Planner, Imaikalani Aiu @ aiu.i@westonmass.org or 781-786-5065, or Mark Romanowicz at mark.romanowicz@gmail.com or (508) 889-3117, with questions. (He lives at 761 Boston Post Road.)

And please feel free to forward this to anyone you think might be

interested. Hope to see you
Wednesday.

Kristen

Sent from my iPhone

On Sep 10, 2018, at 8:16 PM, Jonathan Schwartz
<jonathan.director@gmail.com> wrote:

Thanks for the update.

On Mon, Sep 10, 2018, 19:06 Isabella Jancourtz
<isabellajancourtz@yahoo.com> wrote:
Dear Kristen,

our neighbor Steve Carter, one of the owners of #751 Boston Post Road, stopped by here last week to talk about this project, and I see no cause for alarm. Access to the approximately 150 rental units proposed for the 37 acres at #751 will be from the Post Road only. The neighbors there will surely have concerns about increased traffic on the already congested Route 20.

However, as is indicated in the map which developer Mark Romanowicz provided at my request, the only access to Gun Club Lane would be for fire emergencies, so that the traffic impact on the Warren Avenue neighborhood should be close to zero.

In addition, there will be substantial landscape buffers, so that these units will not even be visible from any road in town. This developer also did the units at Highland Meadows, which have met with no objections that I am aware of from the neighbors there. On the contrary, Highland Meadows has been very well received in town.

This project is proposed as a "friendly 40B" which is better for everybody than a "hostile 40B", as the town gets to have plenty of input, and the developer will make some concessions. But Weston does need to get to the 10% affordable housing goal of chapter 40B one way or another very soon, or we will continue to be vulnerable to overly dense developments.

Isabella

On Monday, September 10, 2018 05:51:26 PM EDT, Jonathan Schwartz <jonathan.director@gmail.com> wrote:

Thank you Kristen

On Mon, Sep 10, 2018, 17:47 Joan Meyer <jkm@indecon.com> wrote:

Kristen:

Thank you so much for volunteering to host a neighborhood meeting. Tom and I look forward to hearing more about the project.

Best, Joan

From: Kristen Lamoreau [<mailto:kristenlamoreau@gmail.com>]
Sent: Monday, September 10, 2018 4:12 PM
To: Laura Hake; kevin@ogilviehardware.com; Alan T Orth; Andrew Huml; courtneye@hotmail.com; danwhitmore@verizon.net; Dave; dangerlad@gmail.com; Kara Fleming; isabellajancourtz@yahoo.com; Jen Kickham; jkgilchrist@comcast.net; Jeri Ikeda; J Berk; Joan Meyer; joseph.tavares@hotmail.com; jonathan.director@gmail.com; Kim Highfield; LeighAnn Huml; lornamacleod@comcast.net; Mia Ferreau; mgreeneye@aol.com; nancy.orth@parexel.com; Nazda Alam; Rebekah; sophie.tavares57@gmail.com; ychiang@mit.edu; t4adele@gmail.com; Cheri Mahan; mark.romanowicz@gmail.com; brian kickham
Subject: Important: Meeting Regarding Proposed 40B on 9/12/18

Hello friends/neighbors,

I just learned that a developer has purchased 751 Boston Post Road ("Woodleigh Farms"), and is proposing to build a multifamily development on the parcel. This land abuts the end of Gun Club Lane, and so would surely affect our neighborhood. The first public meeting on the project will be at the Board of Selectmen's meeting ****THIS WEDNESDAY 9/12/18 at 7:00 PM****. I understand the developer is planning smaller neighborhood meetings, and although dates have not been selected for this yet, I have offered to host one. I am told that our best opportunity for input into the project will be at these neighborhood meetings.

The town website has information on MA Chapter 40B, which states that the developer can exceed the allowed density and zoning when providing a certain amount of affordable units. <https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF> . 40B projects are generally hard to deny as they can appeal to the State for approval. In this case, the developer is looking for the town to be a co-applicant so the town has more influence with this application than others. The town's goal has been to produce 246 units of qualifying housing to prevent hostile 40B projects - those where the developer isn't interested in working with the town. I believe this development is projected to have more than a hundred of those units.

Please feel free to contact our Town Planner, Imaikalani Aiu @ aiu.i@westonmass.org or 781-786-5065, or Mark Romanowicz at mark.romanowicz@gmail.com or (508) 889-3117, with questions. (He lives at 761 Boston Post Road.)

And please feel free to forward this to anyone you think might be interested. Hope to see you Wednesday.

Kristen

Cc: aiu.i@westonmass.org

We are hosting our first meeting on the property at 751 Boston Post Road on Saturday, October 13th at 10:30 AM.

Best regards, Mark

Mark.Romanowicz@gmail.com

Dear Neighbors:

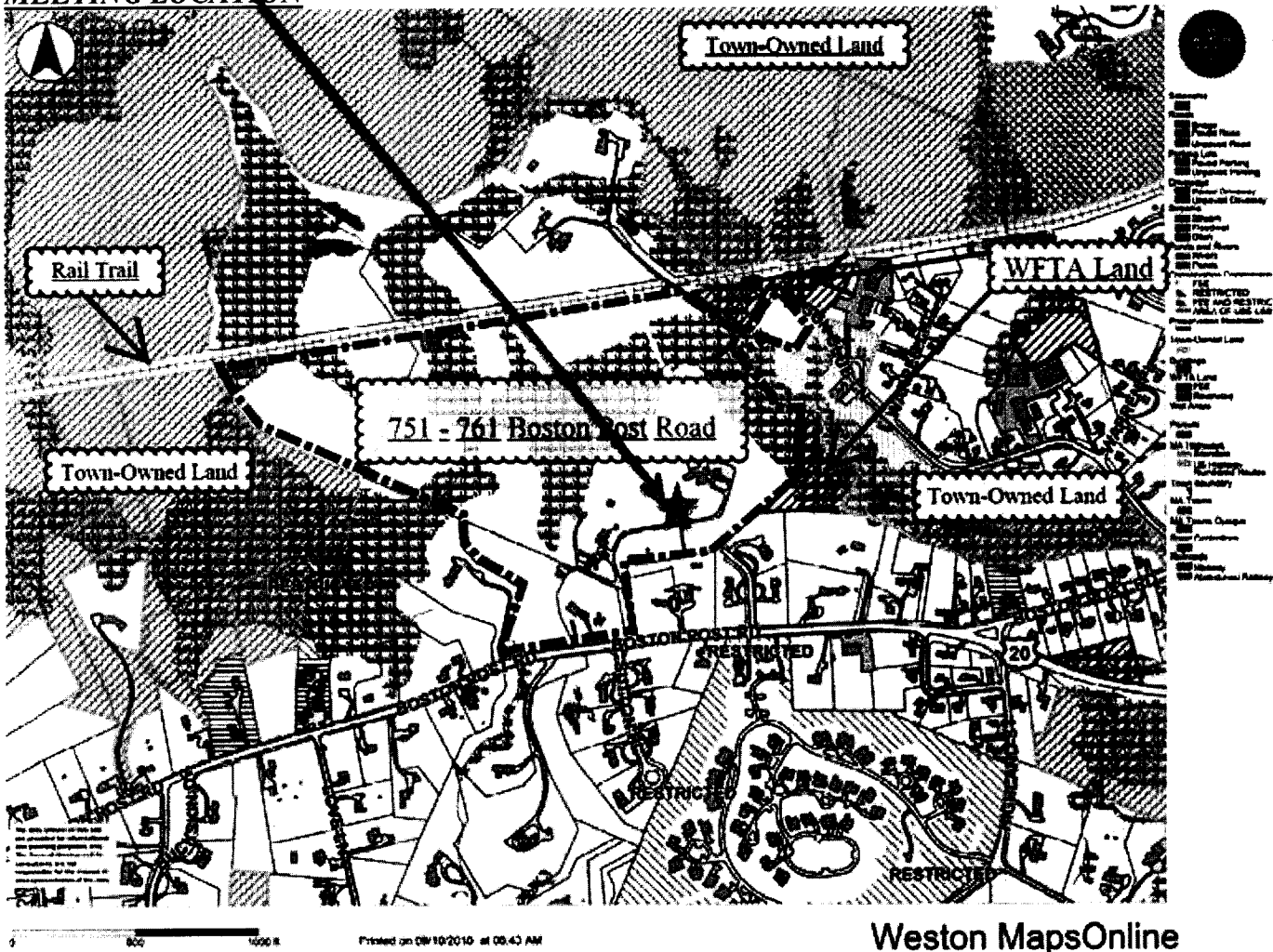
751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

*This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.*

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF>.

contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz
MEETING LOCATION



Gaumont, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>
Sent: Monday, October 8, 2018 2:28 PM
To: [REDACTED]
Cc: aiui@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM
Attachments: Neighborhood Meeting - Oct 13th 2018 @ 751 BPR.pdf

Hello Neighbors of Boston Post Road & Elliston Road;

In case your invitation hasn't made it to your post office address, I have attached a copy of the invitation to next Saturday's neighborhood meeting at 751 Boston Post Road. Hope to see you there!

Best regards, Mark

INVITATION

Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

*This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.*

The town website has the following information on MA Chapter 40B.

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF>.

If you wish to receive up-dates for 751 – 761 Boston Post Road proposal, please do not hesitate to forward your email address and contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz

MEETING LOCATION

Gaumond, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>
Sent: Monday, October 8, 2018 2:41 PM
To: HARVEY BOSHART; alaarch@earthlink.net; Anthony Flynn; 'VanderClock, Donna';
aiu.i@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM
Attachments: Neighborhood Meeting - Oct 13th 2018 @ 751 BPR.pdf

Hello all, copy of the second invite sent to Boston Post Road , Elliston Road & Sutton Place residents. Thanks, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 2:28 PM
To: [REDACTED]
Cc: aiu.i@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello Neighbors of Boston Post Road & Elliston Road;

In case your invitation hasn't made it to your post office address, I have attached a copy of the invitation to next Saturday's neighborhood meeting at 751 Boston Post Road. Hope to see you there!

Best regards, Mark

INVITATION

Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

*This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.*

*The town website has the following information on MA Chapter 40B.
<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF>.*

MEETING LOCATION



2

INVITATION

Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.

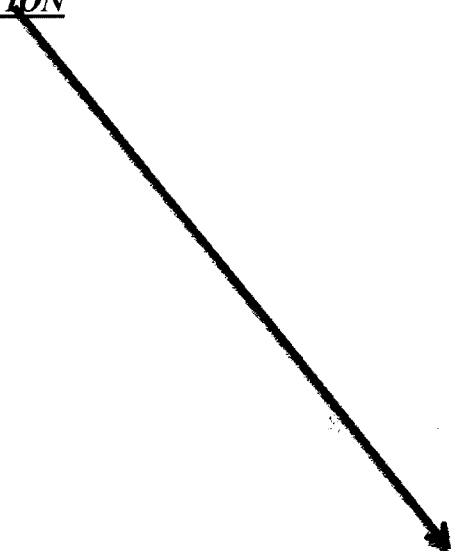
The town website has the following information on MA Chapter 40B.

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF> .

If you wish to receive up-dates for 751 – 761 Boston Post Road proposal, please do not hesitate to forward your email address and contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz

MEETING LOCATION



Gaumond, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>
Sent: Monday, October 8, 2018 3:07 PM
To: gaumond.l@westonmass.org
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM
Attachments: Neighborhood Meeting - Oct 13th 2018 @ 751 BPR.pdf

Leon, I will keep you in the loop for all the activity related to our 40B application at 751- 761 Boston Post Road. Thanks,
Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 2:41 PM
To: HARVEY BOSHART; alaarch@earthlink.net; Anthony Flynn; 'VanderClock, Donna'; aiu.i@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello all, copy of the second invite sent to Boston Post Road , Elliston Road & Sutton Place residents. Thanks, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 2:28 PM
To: [REDACTED]
Cc: aiu.i@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello Neighbors of Boston Post Road & Elliston Road;

In case your invitation hasn't made it to your post office address, I have attached a copy of the invitation to next Saturday's neighborhood meeting at 751 Boston Post Road. Hope to see you there!

Best regards, Mark

INVITATION
Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.

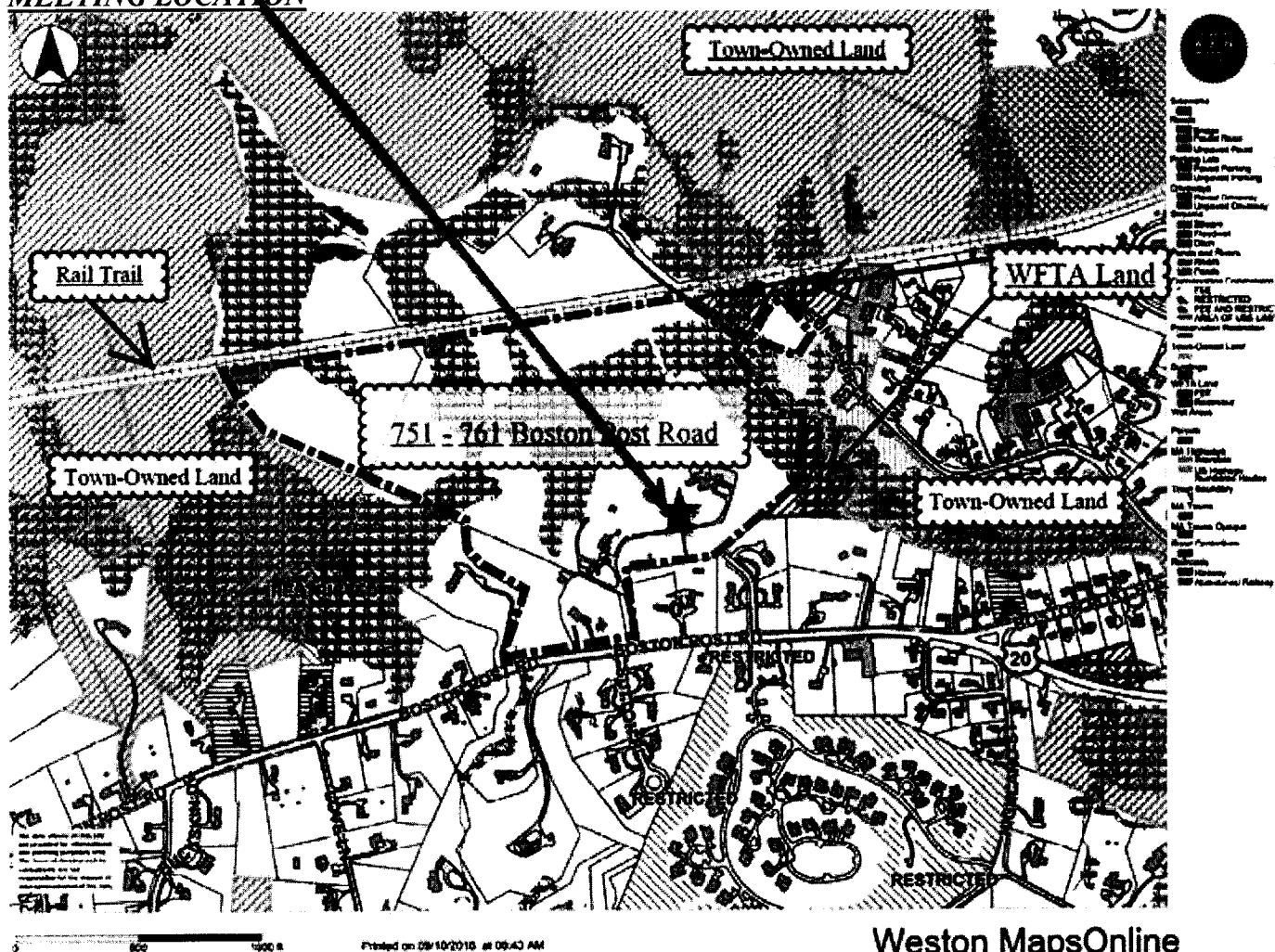
The town website has the following information on MA Chapter 40B.

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF>.

If you wish to receive up-dates for 751 – 761 Boston Post Road proposal, please do not hesitate to forward your email address and contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz

MEETING LOCATION



Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

Gaumond, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>
Sent: Monday, October 8, 2018 3:08 PM
To: Gaumond, Leon
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Leon, last one for this coming Saturday's neighborhood meeting. Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 3:03 PM
To: HARVEY BOSHART; alaarch@earthlink.net; Anthony Flynn; 'VanderClock, Donna'; aiu.i@westonmass.org
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello all, one more up-date. copy of the invite to Warren Ave, Warren Lane & Gun Club Lane for Saturday.

Also sent separate invites to 8 individuals who have contacted me in response to the Town Crier article of September 20th.

52 Invitations sent:

1. Boston Post Road, Elliston & Sutton - 11 residents (US Post & Second notice via email)
2. Warren Ave, Warren Lane & Gun Club Lane – 33 Email invites
3. Separate Invites to interested residents – 8 Email invites

I am hopeful to have 3 conceptual cross section site studies completed for this meeting (2 south & 1 west). These studies will show in a simple format that we have a plan to visually protect the neighbors at Elliston Road & Boston Post Road. Once completed, I will forward copies to all for comments.

Thanks, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 2:29 PM
To: 'Kristen'; 'Jonathan Schwartz'; 'Isabella Jancourtz'; 'Alan T Orth'; 'Andrew Huml'; 'Cheri Mahan'; 'Dave'; 'J Berk'; 'Jen Kickham'; 'Jeri Ikeda'; 'Joan Meyer'; 'Kara Fleming'; 'Kim Highfield'; 'Laura Hake'; 'LeighAnn Huml'; 'Mia Ferreau'; 'Nazda Alam'; 'Rebekah'; 'Tom Chalmers'; 'brian kickham'; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: aiu.i@westonmass.org
Subject: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello Neighbors of Warren Ave, Warren Lane & Gun Club Lane;

We are hosting our first meeting on the property at 751 Boston Post Road on Saturday, October 13th at 10:30 AM.

Although this meeting was primarily planned for the neighbors of Boston Post Road, Elliston Road and Sutton Place, we thought this would be a great opportunity to invite all of the neighbors, as it will give another perspective of the proposed community.

Best regards, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

INVITATION

Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

*This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.*

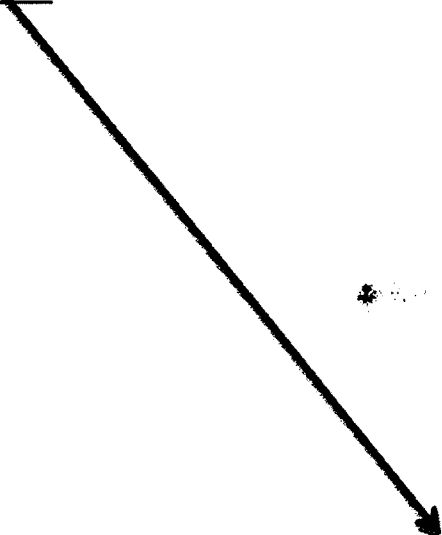
The town website has the following information on MA Chapter 40B.

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF> .

If you wish to receive up-dates for 751 – 761 Boston Post Road proposal, please do not hesitate to forward your email address and contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz

MEETING LOCATION



Gaumond, Leon

From: Gaumond, Leon <gaumond.l@westonmass.org>
Sent: Tuesday, October 9, 2018 8:54 AM
To: mark.romanowicz@gmail.com
Subject: RE: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Thanks Mark. I am not sure I will be able to attend this one but I appreciate it.

Leon

From: Mark Romanowicz [mailto:mark.romanowicz@gmail.com]
Sent: Monday, October 08, 2018 3:08 PM
To: Gaumond, Leon
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Leon, last one for this coming Saturday's neighborhood meeting. Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

From: Mark Romanowicz [mailto:mark.romanowicz@gmail.com]
Sent: Monday, October 08, 2018 3:03 PM
To: HARVEY BOSHART; alaarch@earthlink.net; Anthony Flynn; 'VanderClock, Donna'; aiui@westonmass.org
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Hello all, one more up-date. copy of the invite to Warren Ave, Warren Lane & Gun Club Lane for Saturday.

Also sent separate invites to 8 individuals who have contacted me in response to the Town Crier article of September 20th.

52 Invitations sent:

1. Boston Post Road, Elliston & Sutton - 11 residents (US Post & Second notice via email)
2. Warren Ave, Warren Lane & Gun Club Lane – 33 Email invites
3. Separate Invites to interested residents – 8 Email invites

I am hopeful to have 3 conceptual cross section site studies completed for this meeting (2 south & 1 west). These studies will show in a simple format that we have a plan to visually protect the neighbors at Elliston Road & Boston Post Road. Once completed, I will forward copies to all for comments.

Thanks, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

Gaumond, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>

Sent: Thursday, October 11, 2018 7:16 PM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: aiu.i@westonmass.org

Subject: 751 & 761 Boston Post Road - Update

Dear Neighbors, just an update on Saturday's meeting. We understand that the visual aspects of the proposed community are very important to all. As a part of the discussion on Saturday we have developed more information that will help to address that concern. While we have not started any in depth design of the residences, we have done preliminary studies of the "Site Cross Sections" to depict the concept of the proposed site grading, mounding and landscape designs that will protect those neighbors who have the most direct adjacencies to the South & East.

See you on Saturday!

Best regards, Mark

Mark Romanowicz
191 Old Kings Highway
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com

Gaumond, Leon

From: mark.romanowicz@gmail.com
Sent: Friday, October 12, 2018 9:54 AM
To: aiui@westonmass.org; Aydelott Alfred (alaarch@earthlink.net); Boshart Harvey; Flynn Anthony
Subject: Fwd: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM
Attachments: image001.png; attachment.html; image002.png; attachment.html; image003.jpg; attachment.html; Plan - Section Lines_101018.pdf; attachment.html; Boston Post Road Section A-A' Rendered_101118.pdf; attachment.html; Boston Post Road Section B-B' Rendered.pdf; attachment.html; Boston Post Road Section C-C' Rendered.pdf; attachment.html

Good morning, please find copies of the preliminary site cross sections and a plan that identifies the location of each Cross Section. These are based on the town of Weston GIS topo so it's not survey quality information and really very much conceptual for presentation & discussion purposes for Saturday.

I expect that most neighbors will not initially understand what the Cross Sections depict, but I plan to have some large scape boards to explain the information and how it affects the neighbors.

NOTE: since these cross sections are based on preliminary topo and conceptual architecture please DO NOT post this information the 40B web site. Once we get accurate Topo and Architecture it will be appropriate to post.

Thanks, Mark

Mark Romanowicz

191 Old Kings Highway

Sandwich, Ma 02563

508-889-3117

Mark.Romanowicz@gmail.com

From: Mark Romanowicz [<mailto:mark.romanowicz@gmail.com>]
Sent: Monday, October 08, 2018 3:03 PM
To: HARVEY BOSHART; alaarch@earthlink.net; Anthony Flynn; 'VanderClock, Donna'; aiui@westonmass.org
Subject: FW: Meeting at 751 Boston Post Road, Weston - October 13th at 10:30 AM

Also sent separate invites to 8 individuals who have contacted me in response to the Town Crier article of September 20th.

1. Boston Post Road, Elliston & Sutton - 11 residents (US Post & Second notice via email)
2. Warren Ave, Warren Lane & Gun Club Lane – 33 Email invites
3. Separate Invites to interested residents – 8 Email invites

2

Hello Neighbors of Warren Ave, Warren Lane & Gun Club Lane;

We are hosting our first meeting on the property at 751 Boston Post Road on Saturday, October 13th at 10:30 AM.

Although this meeting was primarily planned for the neighbors of Boston Post Road, Elliston Road and Sutton Place, we thought this would be a great opportunity to invite all of the neighbors, as it will give another perspective of the proposed community.

Best regards, Mark

Mark Romanowicz

191 Old Kings Highway

Sandwich, Ma 02563

508-889-3117

Mark.Romanowicz@gmail.com

INVITATION

Dear Neighbors:

Please join me for a neighborhood meeting on Saturday, October 13, 2018 at 10:30AM at 751 Boston Post Road, Weston, MA. Representatives from the Board of Selectmen and Planning Board will be in attendance.

751 – 761 Boston Post Road, also known as Woodleigh Farms, is a 61.79 acre parcel with a mix of existing homes, farm structures & historic buildings. We are proposing development of a community on this parcel under MA General Law 40B. Currently, the land at Woodleigh Farms is under an option agreement to purchase.

As part of the introduction to this new community, we are offering neighbors a firsthand look at an informational map identifying the key landmarks, protective buffers, primary & emergency access, wetlands and possible development areas. This meeting is an opportunity to view the project and to voice concerns. We feel it's best to have an open discussion before starting the design phase.

*This proposed community will be developed as **luxury apartment residences**. As outlined in the 40B regulations, 25% of the apartments will be designated as affordable. We are beginning a long and thorough examination of all pertinent issues, including but not limited to traffic, protective buffers, wetlands, architecture, engineering, landscape and other matters that may impact the neighborhood. The Historic structures will be preserved.*

The town website has the following information on MA Chapter 40B.

<https://www.weston.org/DocumentCenter/View/890/Understanding-40B---Comprehensive-Permit-PDF> .

If you wish to receive up-dates for 751 – 761 Boston Post Road proposal, please do not hesitate to forward your email address and contact information to Mark.Romanowicz@Gmail.com

Thank you, Mark Romanowicz

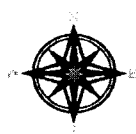
Gaumond, Leon

From: Mark Romanowicz <mark.romanowicz@gmail.com>
Sent: Friday, March 1, 2019 12:17 PM
To: 'Kristen'
Cc: 'Jonathan Schwartz'; 'Isabella Jancourtz'; 'Alan T Orth'; 'Andrew Huml'; 'Cheri Mahan';
'Dave'; 'J Berk'; 'Jen Kickham'; 'Jeri Ikeda'; 'Joan Meyer'; 'Kara Fleming'; 'Kim Highfield';
'Laura Hake'; 'LeighAnn Huml'; 'Mia Ferreau'; 'Nazda Alam'; 'Rebekah'; 'Tom Chalmers';
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Woodleigh Farm Up-Date - Neighbors
Attachments: Woodleigh Farm - Neighbor Up-Date & Introduction 3-1-19.pdf

Kristen & Neighbors, please find attached an up-date and introduction of the development partner for our proposal at the Woodleigh Farm property. We look forward to meeting again and please do not hesitate to contact me with any questions.

Best regards, Mark

Mark Romanowicz
191 Old Kings Highway
Post Office Box 2203
Sandwich, Ma 02563
508-889-3117
Mark.Romanowicz@gmail.com



Salt Marsh Design

Design - Planning - Permitting
Sandwich, Massachusetts

Re: 751 – 761 Boston Post Road also known as Woodleigh Farms

Date: March 1, 2019

To: Neighbors & Weston Residents

Dear Neighbor,

Thank you and your involvement in our initial presentation and discussions for Woodleigh Farm property. Now that the Board of Selectmen has voted to not exercise its right to purchase the property, I am writing to provide you with a status update and to request the opportunity to share our plans with you. As you know, over the last many months I have been engaging with numerous boards, committees, groups, and individuals to discuss the potential opportunities and challenges with developing the property. Those discussions have culminated in a plan that I am excited about and believe addresses many of the interests and perspectives I learned about over the last many months. I think it could be a special contribution to Weston.

The Woodleigh Farm property is an extraordinarily special location perfectly suited to this endeavor. We believe the setting calls for a boutique, small-scale (180 apartment homes configured within two-story and three-story buildings) community that will reflect the quality, privacy, and serenity that one would expect from a Weston address, replete with premium, high-end finishes inside and out, and complemented with smart site design and lush landscaping. Our plan includes a diversity of home layouts, including two-bedroom and three-bedroom townhomes and one-, two-, and three-bedroom single-level homes. Covered and integral parking options will be featured to minimize the number of vehicles parked outside. Further, the community will feature industry-leading amenities and services, including package concierge, dry cleaning concierge, club room, club-quality fitness center, individual private offices, covered parking, and much, much more – we believe we can craft a special living experience.

I am proud to announce that Mill Creek Residential will be the developer for the luxury apartment residences we are planning. The development team is led by Lars Unhjem, Managing Director of the Boston Division, Mill Creek Residential. I am enthusiastic about having Mill Creek Residential involved in this luxury community, as they are custom developers who approach each individual opportunity from the ground up. They have created all types of residences, from urban high rise construction to suburban garden-style apartment homes, and everything in between. They specialize in designing neighborhoods that are tailored to the context of the community. Some nearby communities developed by Mill Creek include Modera Natick Center and Modera Needham, as well as several other communities in the Greater Boston area.

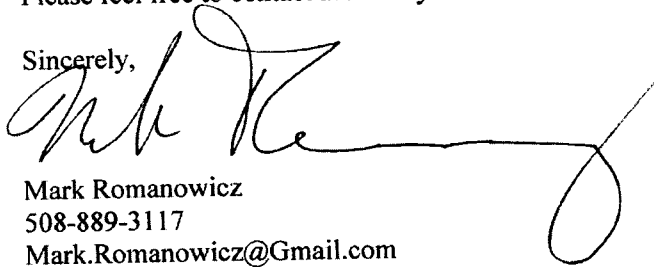
I am enthusiastic about the opportunity to collaborate with Mill Creek Residential, a proven developer of the highest caliber. It is exciting to anticipate how we will bring together my expertise in building ultra-high-end single-family homes with Mill Creek's expertise in top-tier rental apartment homes. As with my participation at Highland Meadows, I will be deeply involved in every aspect and detail throughout the entire permitting, design & construction process. Lars & I believe in this collaboration, and we are looking forward to working together with the Town of Weston on this special community.

Our next steps are two-fold. First and foremost, we would greatly appreciate the opportunity to re-visit with you and provide you a detailed update of our plans and hear your feedback. Second, we will be filing for a project eligibility letter to begin the process of obtaining confirmation that the property is an appropriate location for our plans. It is important to note that it is par for the course that these plans evolve as feedback is received from the numerous stakeholders who are interested in the property. We fully expect our plans will evolve as we continue the discussions with you and many others.

Now that we have developed our initial conceptual design for the community, I am respectfully requesting a meeting with you in the very near future.

Please feel free to contact me at any time with comments, questions, and feedback. Thank you.

Sincerely,



Mark Romanowicz
508-889-3117
Mark.Romanowicz@Gmail.com

P.S. – For your reference, please find Lars's contact information below:

LARS M. UNHJEM | MANAGING DIRECTOR
BOSTON DIVISION
MILL CREEK RESIDENTIAL
200 SUMMIT DRIVE | SUITE 450 | BURLINGTON, MA 01803
OFFICE: 339-298-3970 | MOBILE: 617-418-3575
LUNHJEM@MCRTTRUST.COM



MILL CREEK